

PLANNING
PERMISSION GRANTED



Invicta

West Road, Bransgore, Christchurch, BH23 8BD

SPENCERS
NEW FOREST



Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A rare opportunity to purchase this sought after plot with planning permission granted for a detached three bedroom house with integral garage and parking. Situated in the village of Bransgore and lying a short distance walk from all the local amenities that Bransgore has to offer.

The Property

Invicta is currently a single storey two bedroom bungalow that is in need of extensive modernisation and updating. Leading from the road is a grass driveway where there are two double timber gates that provide access to the plot. To the front of the property is a good sized garden which is predominantly laid to lawn and bordered by mature hedges. To the side of the property is a drive way that leads to the rear garden and houses a detached garage. To the rear is mainly laid to lawn and is interspersed with small trees.

For further information the plans granted for the site please go to the New Forest District Council and use the Application Number 23/11037 which show the planning permission granted for a replacement three bedroom dwelling with integral garage and parking (Demolition of existing bungalow & garage).

Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

Starting Bid £410,000



- NOTES:**
1. The contents of this drawing are copyright.
 2. Issues arising from planning permission only.
 3. Contractors must take full dimensions and meet any discrepancies between the walls in building and any other drawings.
 4. Levels at this construction / building stage to be as shown in separate sheets.
 5. Exact line positions to be agreed with client & added in drawing.
 6. Drawings to be used in conjunction with specifications.

PROJECT INFO: PLANNING

PROJECT & SURVEY TITLE:

Invicta, West Road, Bransgore Sleep 800

Proposed 3 Bed Plan

Scale: 1:500

DATE: 23/08/2023

ASPI 23/08/PA002

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT • CIVIL

14 South Lane, Bournemouth, BH1 1AA

01202 550000

www.aspire-architects.co.uk

© Aspire Architects Ltd

Aspire Architects

NOTES:

1. The contents of this drawing are copyright.
2. Issues arising from planning permission only.
3. Contractors must take full dimensions and meet any discrepancies between the walls in building and any other drawings.
4. Levels at this construction / building stage to be as shown in separate sheets.
5. Exact line positions to be agreed with client & added in drawing.
6. Drawings to be used in conjunction with specifications.

PROJECT INFO: PLANNING

PROJECT & SURVEY TITLE:

Invicta, West Road, Bransgore Sleep 800

Proposed 3 Bed Plan

Scale: 1:500

DATE: 23/08/2023

ASPI 23/08/PA002

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT • CIVIL

14 South Lane, Bournemouth, BH1 1AA

01202 550000

www.aspire-architects.co.uk

© Aspire Architects Ltd

Aspire Architects

NOTES:

1. The contents of this drawing are copyright.
2. Issues arising from planning permission only.
3. Contractors must take full dimensions and meet any discrepancies between the walls in building and any other drawings.
4. Levels at this construction / building stage to be as shown in separate sheets.
5. Exact line positions to be agreed with client & added in drawing.
6. Drawings to be used in conjunction with specifications.

PROJECT INFO: PLANNING

PROJECT & SURVEY TITLE:

Invicta, West Road, Bransgore Sleep 800

Proposed 3 Bed Plan

Scale: 1:500

DATE: 23/08/2023

ASPI 23/08/PA002

ARCHITECTURE • PLANNING • PROJECT MANAGEMENT • CIVIL

14 South Lane, Bournemouth, BH1 1AA

01202 550000

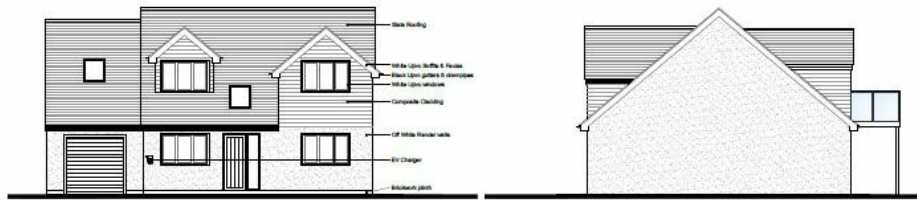
www.aspire-architects.co.uk

© Aspire Architects Ltd

Aspire Architects

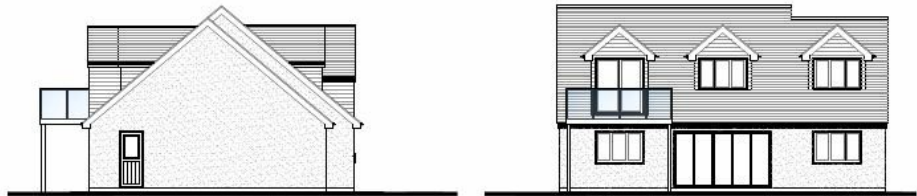
NOTES:

1. The contents of this drawing are copyright.
2. Issues arising from planning permission only.
3. Contractors must take full dimensions and meet any discrepancies between the walls in building and any other drawings.
4. Levels at this construction / building stage to be as shown in separate sheets.
5. Exact line positions to be agreed with client & added in drawing.
6. Drawings to be used in conjunction with specifications.



Front Elevation

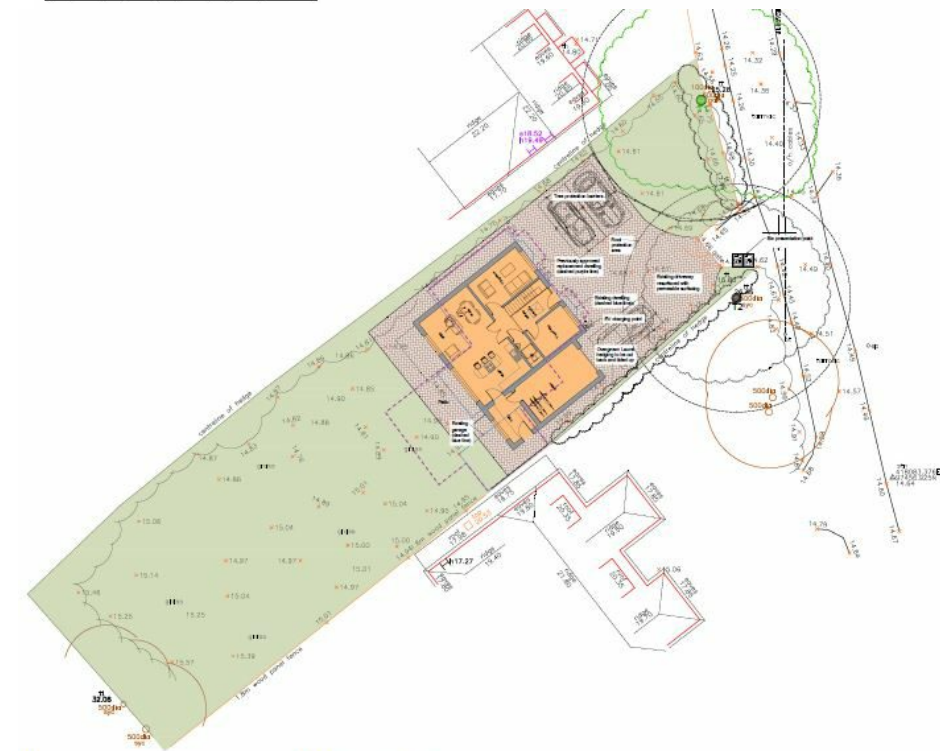
Side Elevation



Side Elevation

Rear Elevation

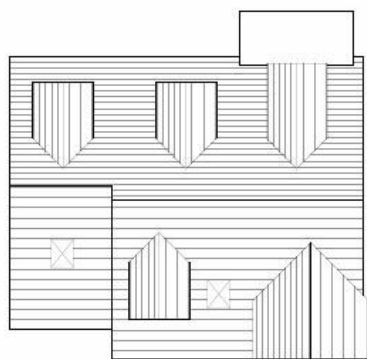
Proposed Elevations 1:100
0 10m



Proposed Site Plan 1:200



First Floor Plan 1:100



Roof Plan 1:100



Ground Floor Plan 1:100

Proposed Plans 1:100
0 10m

NOTES:

- 1. The contents of this drawing are hereby approved.
- 2. Should require the Planning consent only.
- 3. Considered that the use of all dimensions and areas are identical to those shown on the site plan.
- 4. Labels in this drawing are intended to be used as an aid only and should not be used as a basis for any other work.
- 5. Labels in this drawing are intended to be used as an aid only and should not be used as a basis for any other work.
- 6. Labels in this drawing are intended to be used as an aid only and should not be used as a basis for any other work.
- 7. Labels in this drawing are intended to be used as an aid only and should not be used as a basis for any other work.

Ref: Site Location	Project No:
Project No: 1100	Project Name: INVICTA
Client: Invicta Taylor	Project Status: PLANNING
Project Location: 1100	Project Address: 1100
Project Description: 1100	Project Date: 1100
Project Status: 1100	Project Date: 1100
Project Location: 1100	Project Address: 1100
Project Description: 1100	Project Date: 1100
Project Status: 1100	Project Date: 1100

ARCHITECTS PLANNERS PROJECT MANAGERS

Aspire Architects



The Situation

Invicta is ideally situated in a desirable position on the edge of Bransgore village, close to the boundary of the New Forest National Park, making it ideally situated to make full use of all the wonderful facilities the Forest has to offer. Whether it be sailing at nearby Christchurch or Lymington or golf at one of the many courses in the area including Brockenhurst with its mainline railway station (9 miles, Waterloo 90 minutes). The delightful New Forest village of Burley is about 3 miles distant and the market towns of Ringwood and Christchurch are but a short drive away (5 miles). The larger shopping towns of Southampton (20 miles) to the east and Bournemouth (16 miles) to the west, both with their airports are easily accessible.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue past the Crown Public Inn crossroads and follow this road for some distance taking the right turning on to Hill Lane just before the Carpenters Arms. Follow this road until you get to the junction and take the left onto West Road. Follow this road for approximately 50 yards and the property will be located on the right hand side behind double wooden gates.

Services

Energy Performance Rating: D Current: 59 D Potential: 84 B
Council Tax Band: D
Tenure: Freehold

Services: Mains drainage, water and electricity are at the property but not connected. The planning permission that's been granted is to include an air source heat pump.

Property Type: Detached Bungalow
Parking: Private driveway and garage
Broadband: Broadband speeds up to 1000 Mbps available at the property
Mobile signal: No known issues, please contact provider for further clarity



For more information or to arrange a viewing please contact us:
The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 E: burley@spencersnewforest.com

www.spencersnewforest.com